

## 2007-R-069

Property Owner: East Milton Water System, Inc.

Agent: Angie J. Jones (Locklin, Jones, & Saba)

Existing Zoning: AG (Agriculture District)

Proposed Zoning: M2 (General Industrial District)

Existing FLUM: Industrial

Proposed FLUM: No Change

# **STAFF ANALYSIS**

## **Part I. General Information:**

**Applicant:** East Milton Water System, Inc.

**Agent:** Angie J. Jones (Locklin, Jones, & Saba)

**Project Location:** Jeff Ates Road

**Parcel Number:** 28-2N-27-0000-00407-0000

**Parcel Size:** 3.66 (+/-) acres

**Purpose:** Water well, elevated storage tank, warehouse, and office space

**Requested Action:** Amendment of the Land Development Code Official Zoning Map changing the zoning district **from AG to M2** and,

**Existing Zoning Description:** AG (Agriculture District) allows detached single family residential structures and mobile homes. Also allows accessory structures, facilities and uses customarily found on farms and used expressly for activities conducted in connection with farming operations, commercial and non-commercial agriculture, poultry, horse and livestock raising, provided all buildings for such accessory uses meet setback requirements for primary buildings. Maximum allowable density = 1 dwelling unit (du) per acre. (Approximately 1.50 +/- acres)

**Proposed Zoning Description:** General Industrial (M2) district is designed to accommodate intensive industrial uses such as heavy manufacturing, processing, fabrication and other activities. Community facilities and trade establishments which provide needed services to facilities and trade establishments which provide needed services to industrial development also may be accommodated in the district. One single family dwelling unit, occupied by the owner or an employee of the principal use, is permitted for security purposes.

**Existing FLUM:** Industrial

**Proposed FLUM:** No Change

**Current Use of Land:** Vacant

**Surrounding Zoning:** South and west is M2 (General Industrial District). North and east is AG (Agriculture District).

**Rezoning History:** In 2006, approximately 286 (+/-) acres were rezoned to M2 (General Industrial District) south and west of the subject property along Jeff Ates Road. 26 acres were rezoned to M1 (Restricted Industrial) north of the site.

## Part II. Data and Analysis (Consistency with the Santa Rosa County Comprehensive Plan):

### A. Infrastructure Availability:

#### (1) Predicted Maximum Roadway Impact:

The applicant has provided information as to the type of development proposed.

The current zoning would produce approximately 14 average daily vehicle trips onto Jeff Ates Road then onto Highway 90. The proposed zoning could produce approximately 11 average daily vehicle trips onto these roadways. The overall net affect of the rezoning would be a decrease of 3 new daily trips onto these roadways as a worst case scenario.

The current zoning could produce approximately 1 peak hour peak direction vehicle trips onto Highway 90 as a worst case scenario using the entire 3.66 acre site. The proposed development could produce approximately 4 peak hour peak direction vehicle trips onto Highway 90 as a worst case scenario using the entire 3.66 acre site. The overall net affect upon the roadway is 3 peak hour peak direction vehicle trips. Also rated at LOS Standard "C", the current available capacity of 244 trips for Highway 90 thus indicates available capacity for the proposed zoning and is not expected to decrease the LOS below its current "C" Standard. Specific traffic computations are provided as an appendix to this analysis.

#### (2) Potable Water:

##### East Milton Water System

Maximum Capacity:	5.1 million gallons per day
Average Flow:	1.1 million gallons per day

A letter provided by the applicant from the East Milton Water System indicates that there is currently a 6" line that runs along Jeff Ates Road with plans to upgrade this line in the future because of the proposed Well and Tank Site #6. If development plans are approved, the proposed rezoning is not expected to create capacity problems for the servicing water provider.

#### (3) Sanitary Sewer:

Sanitary sewer is not available at this location. The applicant indicates that sewer will be handled by private septic tanks (subject to required permits from the County Health Department).

#### (4) Solid Waste:

The applicant indicates a private hauler will be used to transport solid waste from the site. Currently the landfill has approximately 52% of the permitted airspace remaining. Based on estimated population projections, the remaining life of this airspace is approximately 30 years.

**(5) Parks, Recreation and Open Space:**

A rezoning to M-2 would not increase demand on recreation facilities.

**B. Compatibility:**

Policy 5.1.C.8 of the Comprehensive Plan states:

*"the County shall continue to utilize the Future Land Use Map amendment, rezoning, conditional use and special exception approval process to assure that new proposed land uses are compatible with existing residential uses, and will not significantly contribute to the degradation of residential neighborhoods."*

The property appraiser's assessment of the existing land use within the area indicates a variety of agriculture, utilities, institutional, industrial, publicly owned properties and a small number of single family residences and is thus consistent with this policy.

**C. Suitability:**

Policy 3.1.E.6 of the Comprehensive Plan states:

*"the County shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the FEMA to determine the location of the 100-year floodplain and flood prone areas and development shall be limited in those areas, consistent with FEMA requirements."*

This rezoning request is located within a FEMA Zone "X", which means an area determined to be outside the 500-year floodplain. The National Wetlands Inventory Map indicates there are no wetlands on this site. This request is thus consistent with this policy.

**D. Urban Sprawl**

Policy 3.1.G.4 of the Comprehensive Plan states:

*"no future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the LPA."*

This rezoning application would not result in a finding of urban sprawl under the proposed General Industrial (M2) zoning classification. The request is, therefore, consistent with this policy.



## 2007-R-063 Traffic Analysis Append

### For the AG estimation:

#### Single Family Detached Housing (210)

3.66 acres x 1 du's/acre = 3 possible units  
Average Rate:  $9.57 \times 3 = 28.71$  Average Daily Trips  
Driveway %:  $0.50 \times 28.71 = 14.35$  Average Daily Trips  
New Trip % = 100%;  $14.35 \times 1.00 = 14.35$  New Daily Trips

Selection of the ITE data plot (210) for Single Family Detached Housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation of 3.69; and there was a large sample size (350 studies).

#### Single Family Detached Housing (210)

3.66 acres x 1 du's/acre = 3.66 possible units  
Average Rate:  $1.01 \times 3.66 = 3.69$  Average Daily Trips  
D Factor: 0.594:  $3.69 \times 0.594 = 2.19$  Peak Hour Direction Trips  
Driveway %:  $0.63 \times 2.19 = 1.38$  Peak Hour Direction Trips  
New Trip % = 100%;  $1.38 \times 1.00 = 1.38$  New Peak Hour Direction Trips

Selection of the ITE data plot (210) for Single Family Detached Housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.91 for this data plot; the standard deviation of 1.05; and there was a large sample size (302 studies).

### For the M2 estimation:

#### General Heavy Industrial (120)

Area of site: 3.66 acres  
ITE Average Rate: 3.66/acre ( $3.66 \times 6.75 = 24.70$  Average Daily Trips)  
Driveway Directional Distribution: 50% ( $24.70 \times 0.50 = 12.35$  Average Daily Trips)  
New Trip Percentage: 92% ( $12.35 \times 0.92 = 11.36$  New Daily Trips)

Selection of the ITE data plot (120) for General Heavy Industrial was made because the applicant has provided information as to the type of development proposed. There was not a coefficient of determination for this data; the standard deviation was 8.62; and there was a small sample size of 3 studies.

## General Heavy Industrial (120)

Area of Site: 3.66 acres

ITE Average Rate: 3.66/acre ( $3.66 \times 4.22 = 15.44$  Average Daily Trips)

D Factor: 0.594:  $15.44 \times 0.594 = 9.17$  Peak Hour Direction Trips

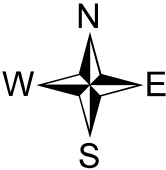
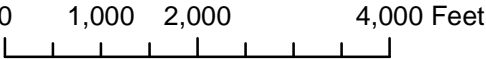
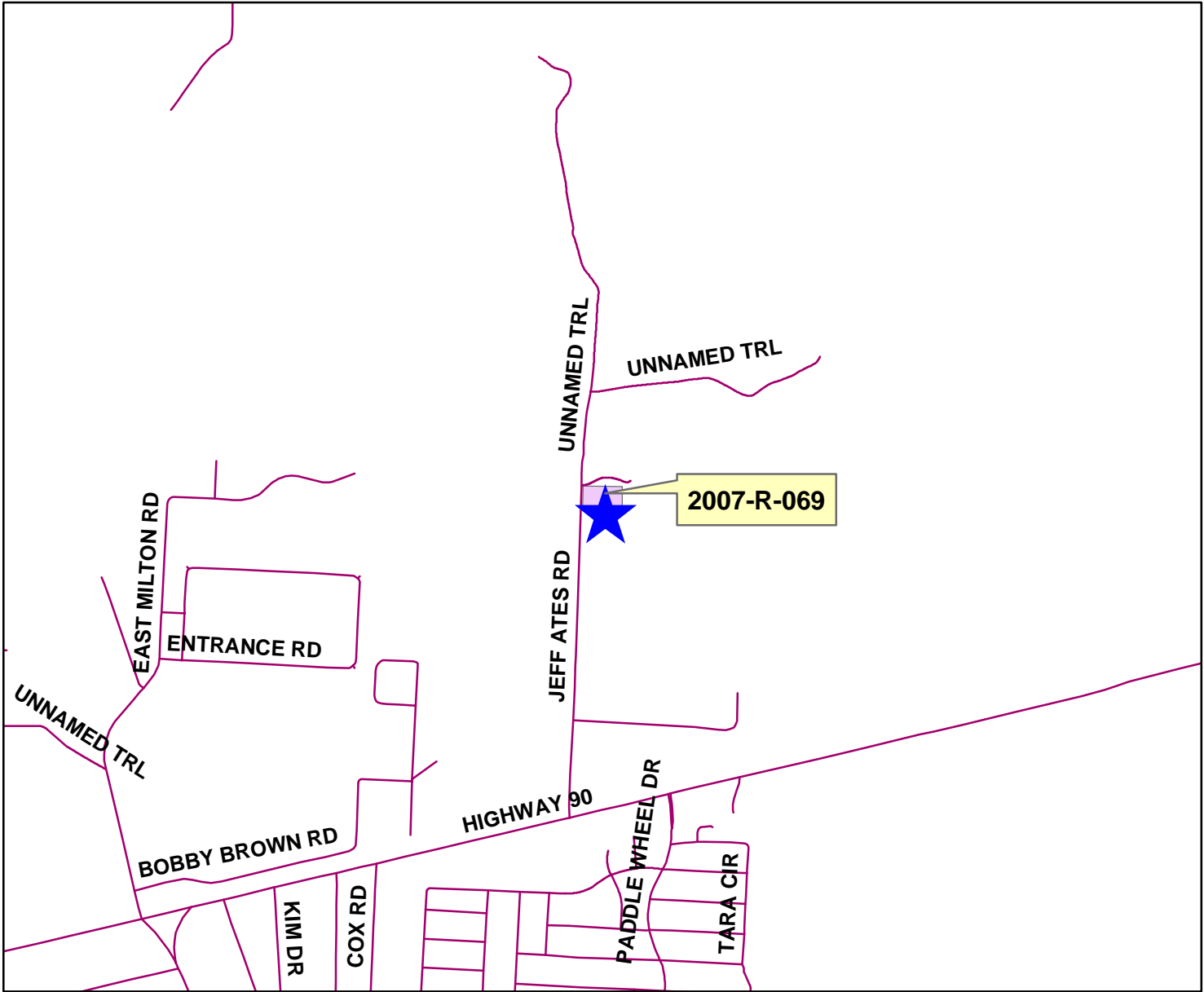
Driveway %:  $0.50 \times 9.17 = 4.58$  Peak Hour Direction Trips

New Trip % = 92% ( $4.58 \times .92 = 4.22$  New Peak Hour Direction Trips)

Selection of the ITE data plot (120) for General Heavy Industrial was made because the applicant has provided information as to the type of development proposed. There was not a coefficient of determination for this data; the standard deviation was 4.18; and there was a small sample size of 3 studies.

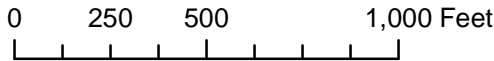
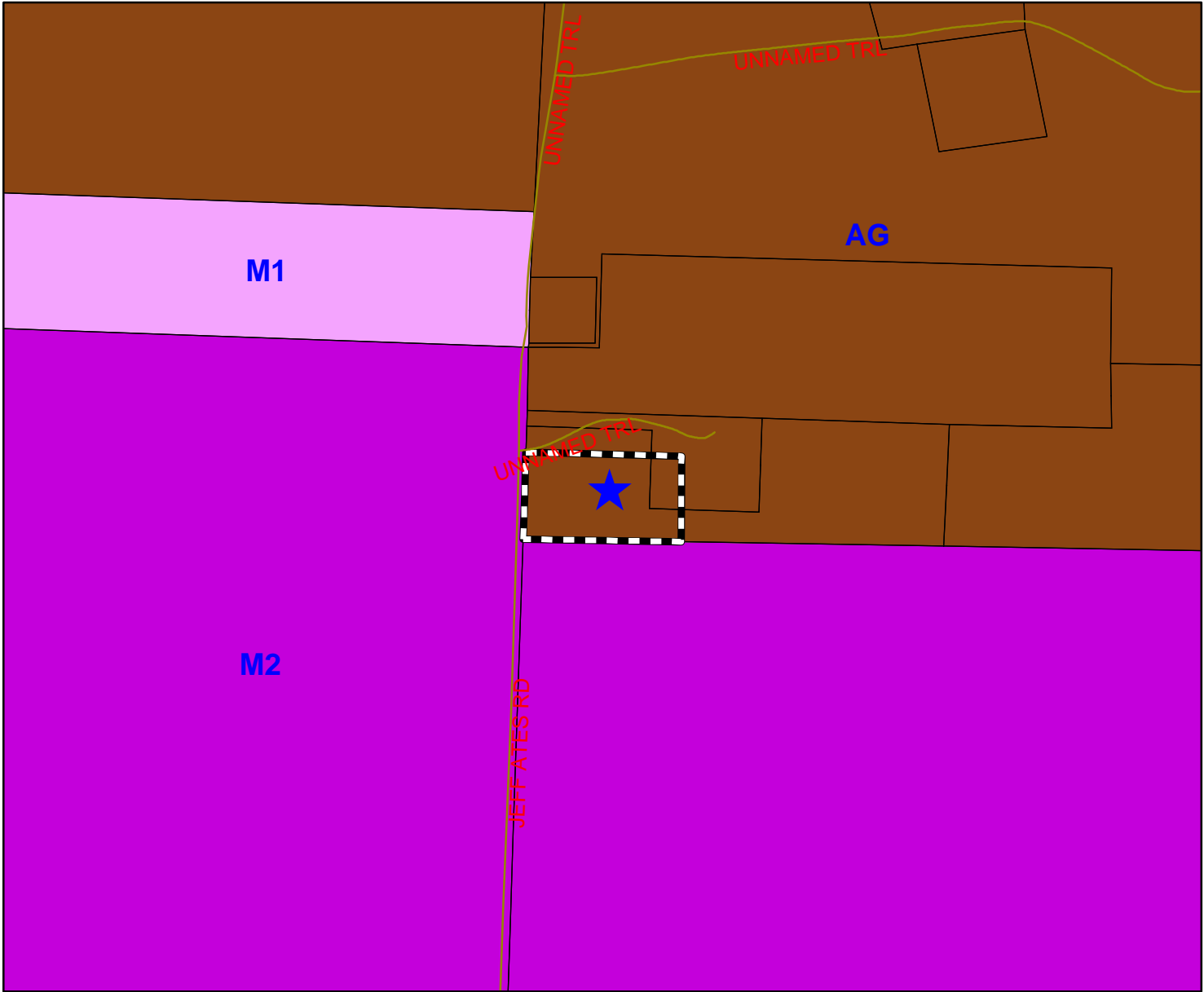
Y:\PlanZone\2007 CPA & Rezoning\INDIVIDUAL PROJECTS for 2007\07-R-069; AJones, East Milton Water, Rezone AG to M2 (3.66 acres)\2007-R-069 Traffic Analysis Append.doc

# Location Map (2007-R-069)



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# Current Zoning (2007-R-069)

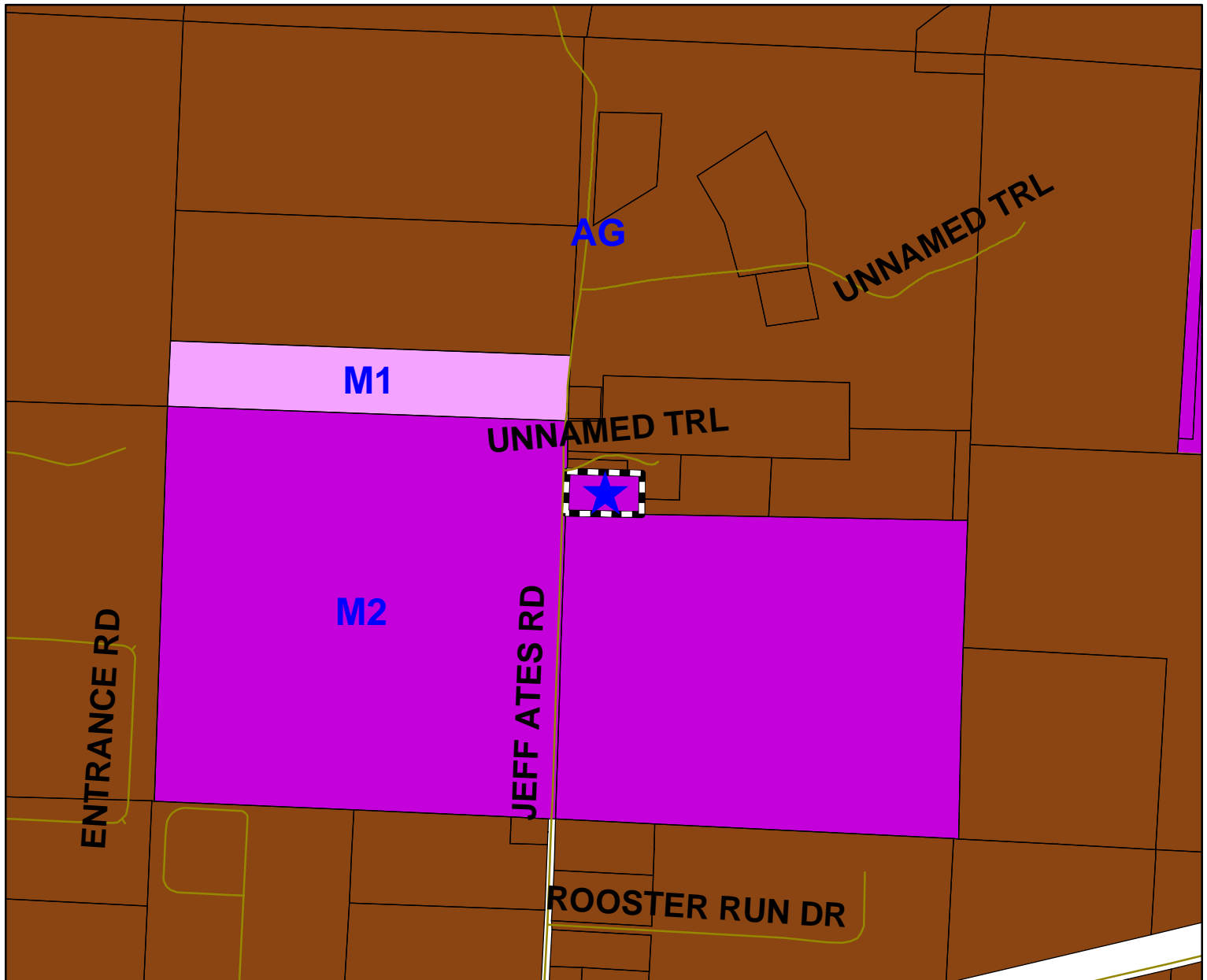


## Legend

Streets	Historical/Multiple Family (HR-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Planned Mixed Use Development
07-R-069_Rezoning	Restricted Industrial (M-1)	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Parcels	General Industrial (M-2)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Single Family
<b>Zoning District</b>	PID	Medium High Density Residential (R-3)	Navarre Beach - Medium High Density
Agriculture/Rural Residential (AG)	Neighborhood Commercial (NC)	Rural Residential Single Family (RR-1)	Navarre Beach - Utilities
Agriculture (AG2)	Passive Park (P-1)	Town Center 1 (TC1)	State
Marina (C-1M)	Active Park (P-2)	Town Center 2 (TC2)	Right of Ways
Marina and Yacht Club (C-2M)	Planned Business District (PBD)	Navarre Beach - Commercial	Military
Historical/Commercial (HC-1)	Planned Unit Development (PUD)	Hotel - Navarre Beach	Water
Highway Commercial Development (HCD)	Single Family Residential (R-1)	Navarre Beach - High Density	Municipal Boundaries
Historical/Single Family (HR-1)	Single Family Residential (R-1A)	Navarre Beach -Medium Density	

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# Proposed Zoning Map (2007-R-069)



0 550 1,100 2,200 Feet



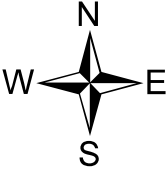
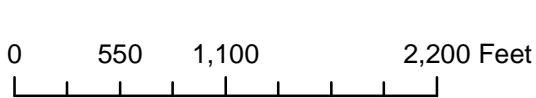
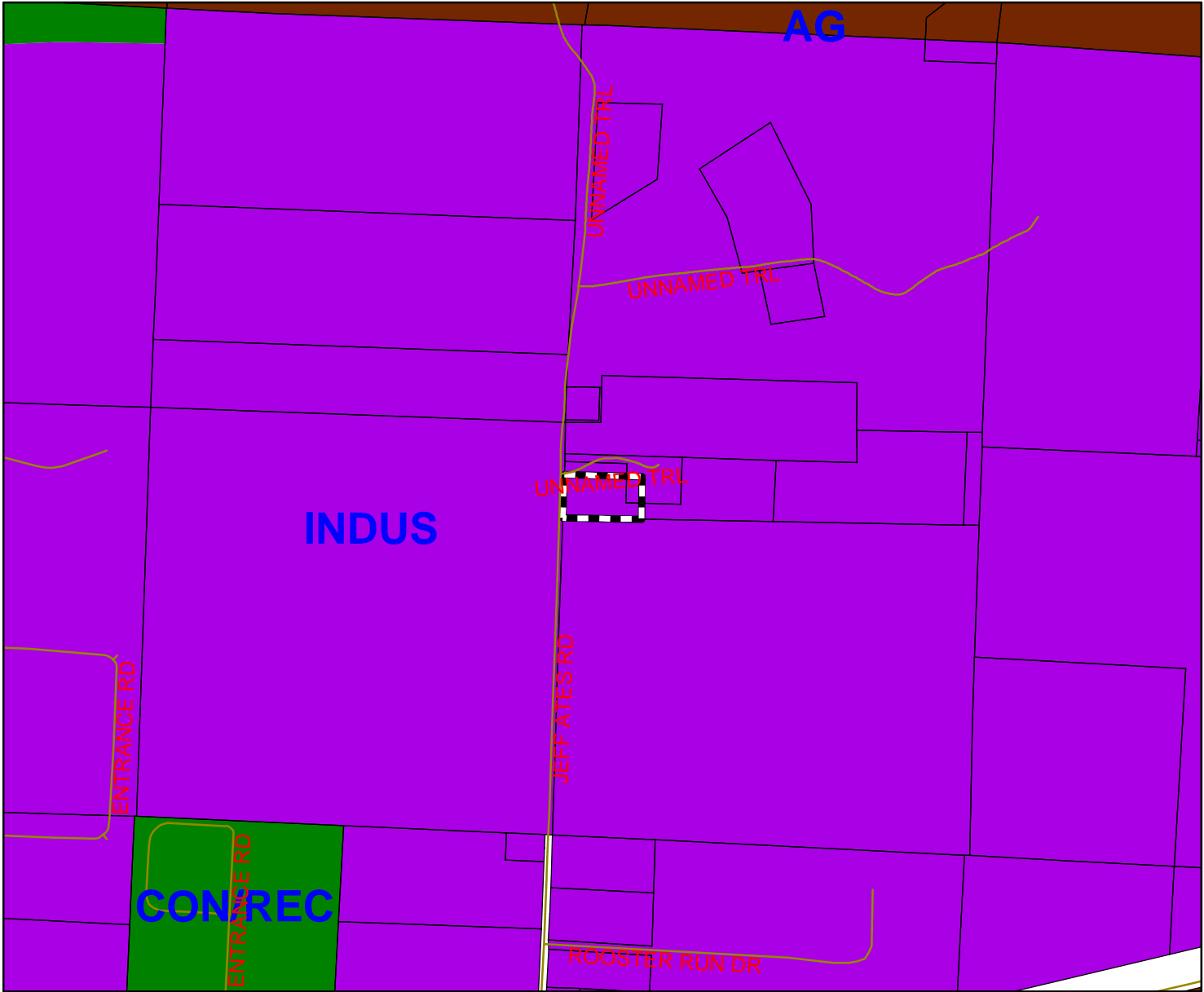
## Legend

Streets	Historical/Multiple Family (HR-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Planned Mixed Use Development
07-R-069_Rezoning	Restricted Industrial (M-1)	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Parcels	General Industrial (M-2)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Single Family
<b>Zoning District</b>	PID	Medium High Density Residential (R-3)	Navarre Beach - Medium High Density
Agriculture/Rural Residential (AG)	Neighborhood Commercial (NC)	Rural Residential Single Family (RR-1)	Navarre Beach - Utilities
Agriculture (AG2)	Passive Park (P-1)	Town Center 1 (TC1)	State
Marina (C-1M)	Active Park (P-2)	Town Center 2 (TC2)	Right of Ways
Marina and Yacht Club (C-2M)	Planned Business District (PBD)	Navarre Beach - Commercial	Military
Historical/Commercial (HC-1)	Planned Unit Development (PUD)	Hotel - Navarre Beach	Water
Highway Commercial Development (HCD)	Single Family Residential (R-1)	Navarre Beach - High Density	Municipal Boundaries
Historical/Single Family (HR-1)	Single Family Residential (R-1A)	Navarre Beach -Medium Density	

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# Future Land Use (2007-R-069)

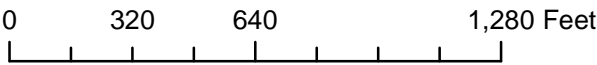
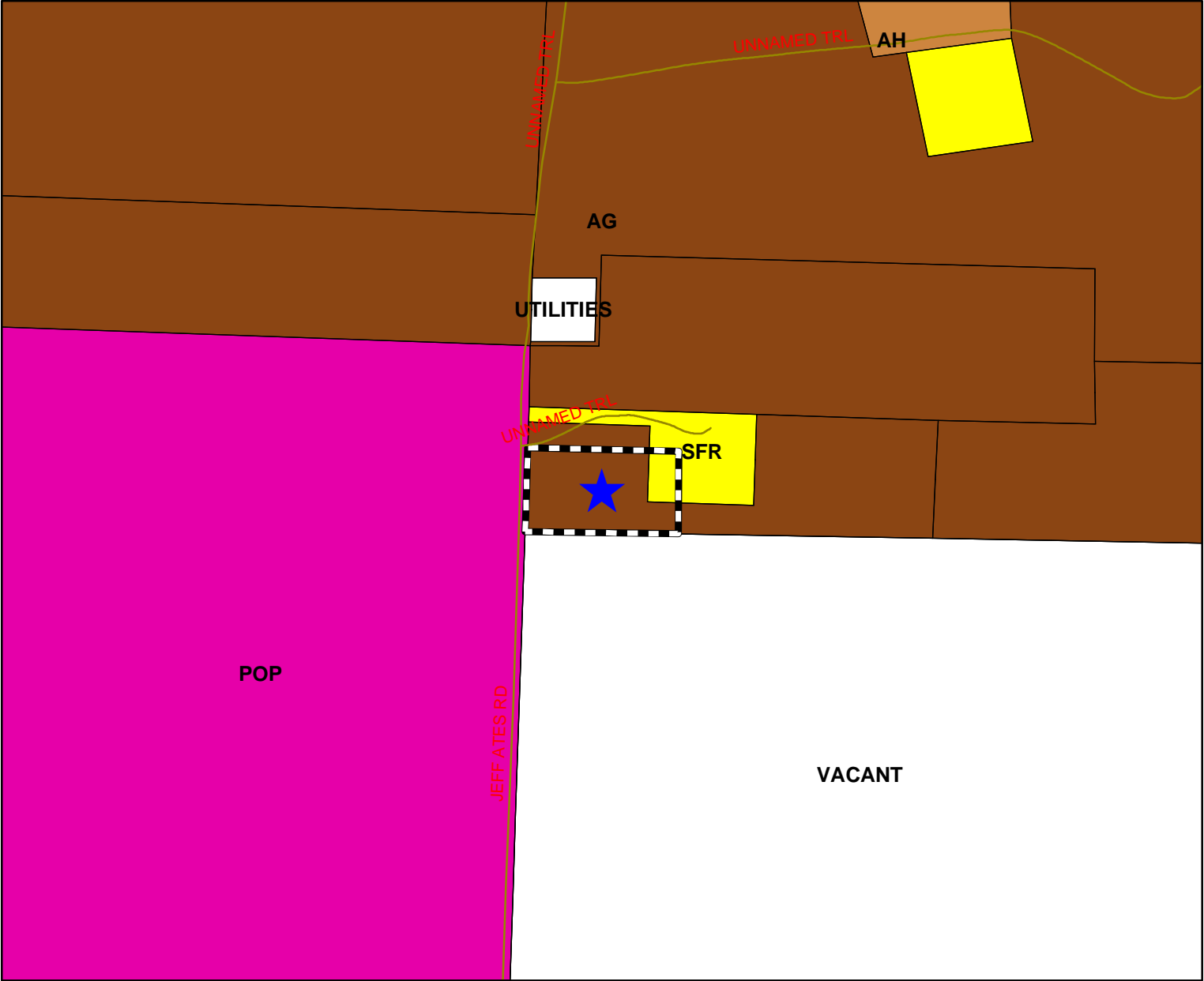


## Legend

Streets	GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
07-R-069_Rezoning	GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
Parcels	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
<b>FLUM</b>	INDUSTRIAL (INDUS)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
AGRICULTURE (AG)	MARINA (MARINA)	NAVARRE BEACH UTILITIES (NBU)
SINGLE FAMILY RESIDENTIAL (SFR)	MILITARY (MIL)	CITY
MEDIUM DENSITY RESIDENTIAL	MIXED RESIDENTIAL COMMERCIAL (MRC)	RAIL
RESIDENTIAL (RES)	NAVARRE BEACH COMMERCIAL (NBCOMM)	WATER
COMMERCIAL (COMM)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)	
CONSERVATION/RECREATION (CON/REC)		

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# Existing Land Use Map (2007-R-069)



## Legend

Streets	City	Recreation/Open Space
07-R-069_Rezoning	Commercial	Right of Way
Parcels	Institutional	Single Family Residential
<b>ELUM</b>	Military	Silviculture
<b>CATEGORY</b>	Mixed Residential/Commercial	Unknown
Agriculture	Office	Vacant
Agriculture Homestead	Public Owned Property	Water
Condo/Townhomes	Recreation/Commercial	

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# Aerial (2007-R-069)



0 150 300 600 Feet



## Legend

- Streets
- 07-R-069\_Rezoning
- Parcels

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